



**** SPACIOUS FAMILY HOME *** REAR GARDEN *** CONSERVATORY **
 ** EASY REACH OF A1(M) and LOCAL AMENITIES *** NO ONWARD CHAIN ****

We are pleased to bring to the market this spacious three bed semi detached property located in a quiet cul de sac in the popular Cockerton area. It is within easy reach of all amenities at Cockerton village, schools for all ages and the A1(M) is only a short drive away as is Darlington town centre.

The property benefits from double glazing, has a good sized rear garden and conservatory. It is available with no onward chain.

GROUND FLOOR

Entrance hall with stairs to the first floor and an under stairs storage cupboard, a good sized lounge with a feature fireplace and window to the front. The kitchen has a range of modern wall and floor units with contrasting work surfaces incorporating a sink unit with mixer tap, split level cooking facilities, spot lights and tiled walls. There is also a conservatory overlooking the rear garden. The bathroom has a white suite comprising panelled bath with shower over, vanity wash hand basin and w.c.

FIRST FLOOR

There are three bedrooms all a good size and a separate w.c. with w.c. and wash hand basin. There is also an attic which has a loft ladder and is boarded out.

EXTERNALLY

To the front the driveway is block paved with a side access gate leading to the mature garden which is a good size and mainly laid to lawn with mature trees and borders. There is a patio area making it a nice place to relax during the warmer months.

Please Note: Council Tax Band A. Freehold basis.

Elvet Place, Darlington, DL3 0DA

3 Bed - House - Semi-Detached

£134,995

EPC Rating

COUNCIL TAX BAND A

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Elvet Place, Darlington, DL3 0DA

ENTRANCE HALL

LOUNGE

11'10" x 14'10" (3.63m x 4.54m)

KITCHEN

11'9" x 8'2" (3.59m x 2.50m)

BATHROOM/W.C.

CONSERVATORY

11'8" x 12'10" (3.57m x 3.92m)

FIRST FLOOR LANDING

BEDROOM

11'10" x 15'2" (3.61m x 4.63m)

Narrowing to 3.47m

BEDROOM

11'9" x 8'4" (3.60m x 2.55m)

BEDROOM

8'9" x 8'3" (2.67m x 2.54m)

SEPARATE W.C.

ATTIC ROOM

FRONT EXTERNAL

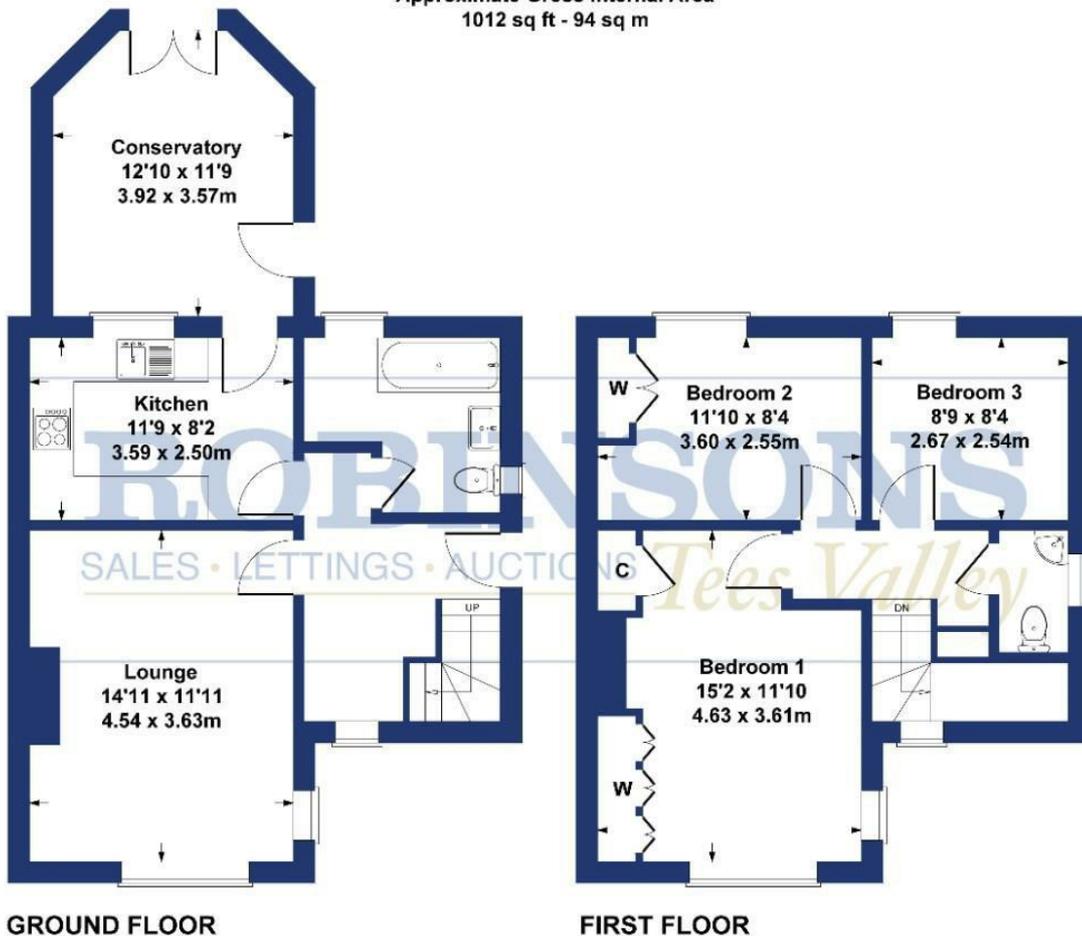
REAR GARDEN





Elvet Place

Approximate Gross Internal Area
1012 sq ft - 94 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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